

Warranty Deed

014256

NO TRANSFER
TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that I, Wallace L. Dubois, of Waterville, County of Kennebec, State of Maine, for consideration paid

grant to Donna Dubois, her heirs and assigns forever, whose address is 21 Edwards Street, Waterville, ME 04901

57-117

With Warranty Covenants, certain lot or parcel of land with the buildings thereon, situated, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod in the northerly line of Edwards Street and at the southeast corner of land now or formerly of Archange Breton; thence easterly in said northerly line of said Street one hundred ten (110) feet; thence northerly in a line at right angles to the northerly line of said Street and parallel with the easterly line of said Breton's land and distant therefrom easterly one hundred ten (110) feet to land formerly owned by Charles Kelsey; thence westerly in the southerly line of said Kelsey land to land of said Breton's land to the point of beginning. Reserving and excepting a right of way to homestead lot of Augustus Marshall, over the well defined driveway located on the easterly end of the above described land, as long as the said Augustus Marshall, his wife, or the children of the said Augustus Marshall, own or occupy the premises to which said right of way leads, or the present homestead.

Excepting and reserving, however, that portion of the premises which was previously conveyed by Bernard E. Pomerleau et al to J. Ervie Pomerleau, by Warranty Deed dated, April 3, 1946, and recorded in the Kennebec Registry of Deeds in Book 832, Page 537.

Being the same premises conveyed to Shirley A. Dubois and Wallace L. Dubois by Warranty Deed of C. O. Beck & Sons dated August 13, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2497, Page 349. Wallace Dubois claims sole title to the above described property as the surviving joint tenant. Shirley Dubois died on February 1, 1991.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Grantee, her heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand this 17th day of the month of July,
A.D. 1996.

Signed and Delivered in
the presence of

Wayne A. Throckmold

Wallace L. Dubois
Wallace L. Dubois

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State of Maine
County of Kennebec

Then personally appeared the above named Wallace L. Dubois and acknowledged the
foregoing instrument to be his free act and deed. Before me,

Nancy S. Tebbetts
Notary Public



Nancy S. Tebbetts
My Commission Expires
May 18, 1999

RECEIVED KENNEBEC SS.

95 JUN 19 AM 9:00

Walter A. Dubois
REGISTER OF DEEDS